

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON AUGUST 15, 2007
(Approved September 19, 2007)

The Planning Commission held their monthly meeting on Wednesday, August 15, 2007. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, N. Lance Parson and Kathryn Alexis.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

Mr. Alexis moved to approve the August 15, 2007 agenda as presented. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

CITIZENS COMMENTS

No public comment.

1. MINUTES

Mr. Woessner moved to approve the minutes of the July 18, 2007 monthly meeting as presented. Mr. Kulp seconded the motion. Mr. Parson abstained due to his absence at the July 18, 2007 monthly meeting. The motion carried with a 4-0-1 vote.

2. TELVIL HALL

Mr. Bryan Hunsberger of Telvil Corporation and Mr. Matthew Mack of Ludgate Engineering were present.

There was a review of Telvil Hall preliminary plan dated July 13, 2007 in accordance with Township Engineer letter dated August 7, 2007, Traffic Engineer letter dated August 7, 2007 and Township Planner letter dated July 31, 2007.

There were inquiries regarding the overflow into the inlets

The following modifications were requested:

1. Add easement identification (marking)
2. Direct water from the wet areas
3. Trees are to be 15' back from the street
4. Fence around the basin (County model calls for 42" split rail with wire mesh)
5. Identify how open space meets the Subdivision and Land Development requirements

A revised plan is to be submitted for further review.

3. STONE/MANLEY SUBDIVISION

Mrs. Wendy Manley of Manley Consultants was present.

Mr. Woessner moved to recommend plan approval of the Stone/Manley preliminary/final minor subdivision plan dated May 25, 2007 in accordance with draft resolution dated August 8, 2007. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

4. PAINTER TRACT

Mr. Ross Unruh, counsel for the applicant, and Mr. Scott Emerson of Bentley Communities were present.

Mr. Unruh requested the Planning Commission recommend denial of the Painter Tract sketch plan.

Mr. Woessner moved to recommend resolution to recommend to the East Coventry Township Board of Supervisors that the Painter property sketch plan prepared by Commonwealth Engineers, Inc., dated December 28, 2006, last revised June 28, 2007, should not be approved because it does not comply with the density requirements of the East Coventry Township Zoning Ordinance; that is, the density calculation does not net out the areas required to be deducted by the net lot area definition. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

5. WINEBERRY ESTATES

Mrs. Alexis moved to accept for review the Wineberry Estates final subdivision and land development plan dated May 15, 2007. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

It was noted the next Zoning Taskforce Meetings are scheduled for August 30, 2007 at 7:00 p.m. and September 6, 2007 at 7:00 p.m. and the next Planning Commission Meeting is scheduled for September 19, 2007 at 7:00 p.m.

Mr. Woessner noted updating of the Subdivision and Land Development Ordinance in 2008 and recommended a list of proposed changes be discussed and placed on the September monthly meeting agenda if time allows.

The Planning Commission requested copies of the East Coventry Township Open Space plan.

Mr. Kulp provided a brief update of the August 14, 2007 Northern Federation Meeting.

Mr. Kulp noted concerns of field activities not always adhering to approved plans.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 8:30 p.m. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary